149.0	0006	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	708,700 /	708,700
USE VALUE:	708,700 /	708,700
ASSESSED:	708,700 /	708,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WENTHE JOHN F/TRUSTEE &
Owner 2:	LAVINE JUDITH A/TRUSTEE
Owner 3:	
Street 1:	65 ROBBINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WENTHE JOHN F--ETAL -
Owner 2:	LAVINE JUDITH -
Street 1:	65 ROBBINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,944 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1570 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5944.000	286,200	3,700	418,800	708,700
Total Card	0.136	286,200	3,700	418,800	708,700
Total Parcel	0.136	286,200	3,700	418,800	708,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.40 | /Parcel: 451.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	98361
GIS Ref	
GIS Ref	
Insp Date	02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0006-0006.0

!11670!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,200	3700	5,944.	418,800	708,700	708,700	Year End Roll	12/18/2019
2019	101	FV	226,200	3700	5,944.	418,800	648,700	648,700	Year End Roll	1/3/2019
2018	101	FV	227,500	3700	5,944.	371,000	602,200	602,200	Year End Roll	12/20/2017
2017	101	FV	227,500	3700	5,944.	311,100	542,300	542,300	Year End Roll	1/3/2017
2016	101	FV	227,500	3700	5,944.	311,100	542,300	542,300	Year End	1/4/2016
2015	101	FV	214,700	3700	5,944.	269,200	487,600	487,600	Year End Roll	12/11/2014
2014	101	FV	214,700	3700	5,944.	260,300	478,700	478,700	Year End Roll	12/16/2013
2013	101	FV	214,700	3700	5,944.	247,700	466,100	466,100		12/13/2012

PRINT

Date	Time
12/11/20	01:48:46

LAST REV

Date	Time
04/18/18	14:18:12
apro	

TAX DISTRICT

PAT ACCT. 11670

USER DEFINED

Prior Id # 1:	98361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WENTHE JOHN F--	65020-36		3/9/2015	Convenience	1	No	No		
	17367-204		9/1/1986		235,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	Meas/Inspect	HS	Hanne S
10/28/2008	Meas/Inspect	163	PATRIOT
1/13/2000	Inspected	263	PATRIOT
11/18/1999	Measured	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5944		Sq. Ft.	Site		0	70.	1.01	8									418,826						418,800	

Total AC/HA:	0.13646	Total SF/SM:	5944	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	418,826	Spl Credit		Total: 418,800

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

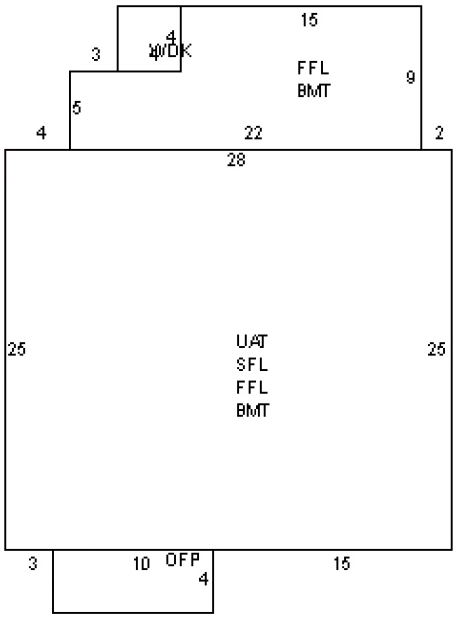
OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

STAIRS TO UNF UAT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31878972
Const Adj.:	0.99495000
Adj $ / SQ:	164.016
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388801
Depreciation:	102643
Depreciated Total:	286157

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	164.02
Special Features:	0	Val/Su Net:	107.15
Final Total:	286200	Val/Su SzAd	182.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	870	49.200	42,808
FFL	First Floor	870	164.020	142,694
SFL	Second Floor	700	164.020	114,811
UAT	Upper Attic	175	65.610	11,481
OFP	Open Porch	40	43.780	1,751
WDK	Deck	16	15.920	255

Net Sketched Area:	2,671			Total:	313,800
Size Ad	1570	Gross Are	3196	FinArea	1570

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1935	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	
				Total:	3,700